
Z-2450
UNIVERSITY TERRACE, LLC
UNIVERSITY TERRACE PLANNED DEVELOPMENT
PDMX TO PDMX

STAFF REPORT
April 14, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Greg Milakis, with consent of the owner Boulder Group, LLC, is requesting PDMX zoning on approximately 0.284 acres in West Lafayette for the University Terrace Planned Development. The 3-story development will consist of a maximum of 25 residential apartment units containing up to 53 bedrooms with an option to reduce the unit count by 3 and convert 3,268 square feet into commercial retail. A total of 54 parking spaces are also provided. The property is located at 105 E State Street in West Lafayette, Wabash 20(SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally zoned CBW, the subject property was rezoned in 2003 to PDMX for the Salisbury Place Planned Development (Z-2105). While the 24-unit apartment building portion of the Salisbury Place Planned Development was completed, the planned 4,000 square foot retail building, on which University Terrace would be built, was not. Planned Developments dominate the immediate vicinity with the aforementioned Salisbury Place to the south and the State Street Towers Planned Development (Z-2134) located east of the subject property. CBW zoning remains across State and Salisbury streets.

AREA LAND USE PATTERNS:

The subject property is presently home to a Jiffy Lube franchise, which was originally intended to close with the construction of the Salisbury Place retail building. Since the retail building was never constructed, Jiffy Lube has been allowed to remain in operation as a legally non-conforming use. A dense mix of residential apartments and commercial retail surround the subject property.

TRAFFIC AND TRANSPORTATION:

The project lies on the southeast corner of State and Salisbury streets. State Street is classified as a Primary Arterial according to the *Thoroughfare Plan*. The project contains a two-level, 51-space parking garage whose levels do not connect internally. The lower level of the garage is accessed by a right-in-right-out entrance onto State Street (left turns would not be permitted) while the upper level is accessed by a left-in-left-out entrance on Salisbury Street (owing to the fact that Salisbury Street is one-way). To reach 54 parking spaces an off-site parking agreement with Salisbury Place has been secured to add 3 surface parking spaces which are located behind the University Terrace building. Approval from INDOT will be required for the driveway modification on State Street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana-American water are available to serve the site. Landscaping, appropriate to an urban setting, is provided around the perimeter of the building achieving 14% greenspace. An approximate 851 square foot exterior patio terrace, located off the second level, provides additional passive open space for the residents of the project.

STAFF COMMENTS:

The University Terrace Planned Development continues the urbanizing trend of the State Street corridor in proposing a dense residential apartment development between two principle activity centers in the City of West Lafayette: The Village and The Levee. Similar to the attempt made in 2009 with the withdrawn planned development Boiler Gateway (Z-2404), the University Terrace proposal succeeds in further defining the urban character of State Street while serving to join these two important activity centers closer together.

The majority of the units contain 2 bedrooms, although there are also some 3 bedrooms and efficiencies. Parking and traffic circulation for the project respects the constraints imposed by both topography and the two streets the development has frontage on. No significant traffic impacts are expected. Sufficient clearance for loading and moving has been provided in the lower garage level for higher-profile vehicles and the City of West Lafayette has consented to providing an additional loading zone/temporary parking space on Salisbury Street. Trash removal shall occur on Salisbury Street, next to the garage entrance.

Seeking flexibility in the design of the project, the developer is proposing a commercial retail option for the first floor, with approximately 3,268 square feet of leasable space. Staff anticipates the development will proceed as a completely residential project to start, with the commercial retail option being available as market forces change. If this option were triggered, the development would lose 3 units and the leasing office.

The streetscape along State Street will increase the present sidewalk width to 6-feet with an option for street trees (based on final engineering and at the Administrative Officer's discretion). A 5-foot sidewalk and landscaping appropriate to an urban setting is provided along Salisbury Street. The second floor patio terrace will also contain planters with landscaping appropriate to this environment as well.

Particular attention has been paid by staff to the architecture for this project. University Terrace, because of its location and orientation to the street, will be highly visible from many vantage points, but especially along State Street. Seeing this structure as a likely gateway feature into the Village, staff spent much time with the developer to realize a design that respects this idea and believes that the result will positively contribute to the growing urban fabric of the State Street corridor.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. INDOT permit approval for the proposed driveway changes on State Street (SR26);
7. A copy of the parking agreement with Salisbury Place for the 3 off-site parking spaces.